



June 4, 2008

KZ DevCo, LLC
19752 MacArthur Blvd - Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom.

This letter will serve as a bid proposal to relocate on site as follows:

3 - 9' Boxes Pinus canariensis (Canary Island Pine)
2 - 8' Boxes Pinus canariensis (Canary Island Pine)
2 - 7' Boxes Pinus canariensis (Canary Island Pine)

Total price to complete said shall be \$44,360.00.

Great Scott Tree Service Inc; will supply all labor, equipment and materials to complete this job.

No import or export of soil.

No compaction of holes at digging site.

Water to be within one hundred feet of work area and to be supplied and paid for by others.

Portable toilets to be on site and supplied by others.

Trees will be pruned to industry standards to help in their survival.

Trees shall be warranted for a period of four years as long as the maintenance is being done by Great Scott Tree Service. The following is the break down of the cost of maintenance.

First year \$860.00 per month

Second year \$425.00 per month

Third and fourth year \$225.00 per month

The reason the monthly fee goes down each year is the time needed for maintenance, as the trees root into the surrounding soil the trees are more able to sustain themselves. After the second year the only maintenance that would be needed would be a monthly inspection and soil test to check moisture content.

Pg 2 of 2 kzdevco

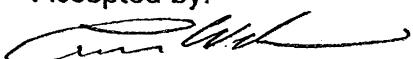
Great Scott Tree Service Inc. cannot warranty trees due to vehicle damage, construction damage or an act of God.

If you have any questions please do not hesitate to call.

Respectfully,

Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

Accepted by:



Tom Wilhelm
Director Development
KZ Holdings, LLC

ATTACHMENT NO. 3.2



State Contractors License
#556832



ISA Certified Arborist #WC-0901

June 5, 2008

KZ DevCO, LLC
19752 Mac Arthur Blvd – Suite 250
Irvine, CA 92612

Attn: Tom Wilhelm

Dear Tom,

To help in the successful relocation of the Pines at the CVS site on Goldenwest and McFadden in Huntington Beach, I would like to suggest that the trees be side boxed 90 days prior to putting the bottoms on and moving to new location.

We will lightly prune the trees, but no tip cutting. This will help the trees alleviate as much shock and keep the wind from blowing it out of the box. We have found that the tips of trees help stimulate new root growth so they will not be cut. The trees will also be guyed so there will be no leaning or falling over for a period of one year. The wires will have pvc pipe around them so the are visible and no one will get hurt by the wires.

Three of the trees will be placed into 9' boxes, two in 8' boxes and two in 7' boxes. The best time to dig these trees would be late July through first part of October or first of January through March. The trees at these times slow their growing pattern.

The trees will be trenched with a ride on trencher. This cuts the roots cleanly, a backhoe will be used to dig out the soil on all four sides so the root ball can be shaped to the size of the box. Once the sides are in place strapping or banding will be put around the box sides to hold them in place.

Soil will be placed in any areas on the inside of the box to fill any cavities that may be formed when putting the sides on. A water basin will be put on the top of the root ball and filled with water to perk into the root ball.

When it is the appropriate time, either immediately or at 90 days the holes will be dug deeper so the bottoms can be placed. This entails digging under the box and placing a 2"x12" board under the box and placing two 12"x12" block under the 2"x12" to hold it in place. This process is continued till the bottom is covered with 2"x12"'s and the tree is sitting on blocks. Two 2"x12" boards are put under the bottom with strapping attached on two sides and cinched over the top to hold the bottom in place. This allows the crane to pick the trees and the tree does not fall out the bottom. When the crane is lifting the trees 2 nylon slings are placed under the box so the box is cradled by the nylon slings. Two steel cables are attached to the hook on the crane and attached to the nylon slings. A short

Pg 2 of 2 boxing trees

nylon is wrapped around the trunk with carpet between the nylons and the trunk and placed on the cable of the crane, this keeps the top heavy trees from falling over.

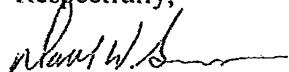
Once the tree is placed into the hole of it's new home the hole is filled about have way and one side is removed and that side is filled in with soil. This is repeated till all four side are removed. The bottom is left in place and will decompose within a few years. Because of the depth of the box the bottom left in place will not be an issue.

The basin for holding water will be reconstructed within the root ball perimeter. Some people make the mistake of putting the outside of the basin beyond the root ball and the water runs down the side of the root ball. Then the root ball becomes dry and the tree dies.

GSTS Inc. takes the utmost care in boxing trees and are very conscience of safety issues for our employees and the general public. Areas will always be clean and free of debris.

If you have any questions please do not hesitate to call.

Respectfully,



Darrell W. Simpson
Nursery, Planting and Relocation Manager
Great Scott Tree Service Inc.
10761 Court St.
Stanton, CA 90680
714-826-1750
714-826-1753 fax
714-743-6042 cell

ACCEPTED BY:

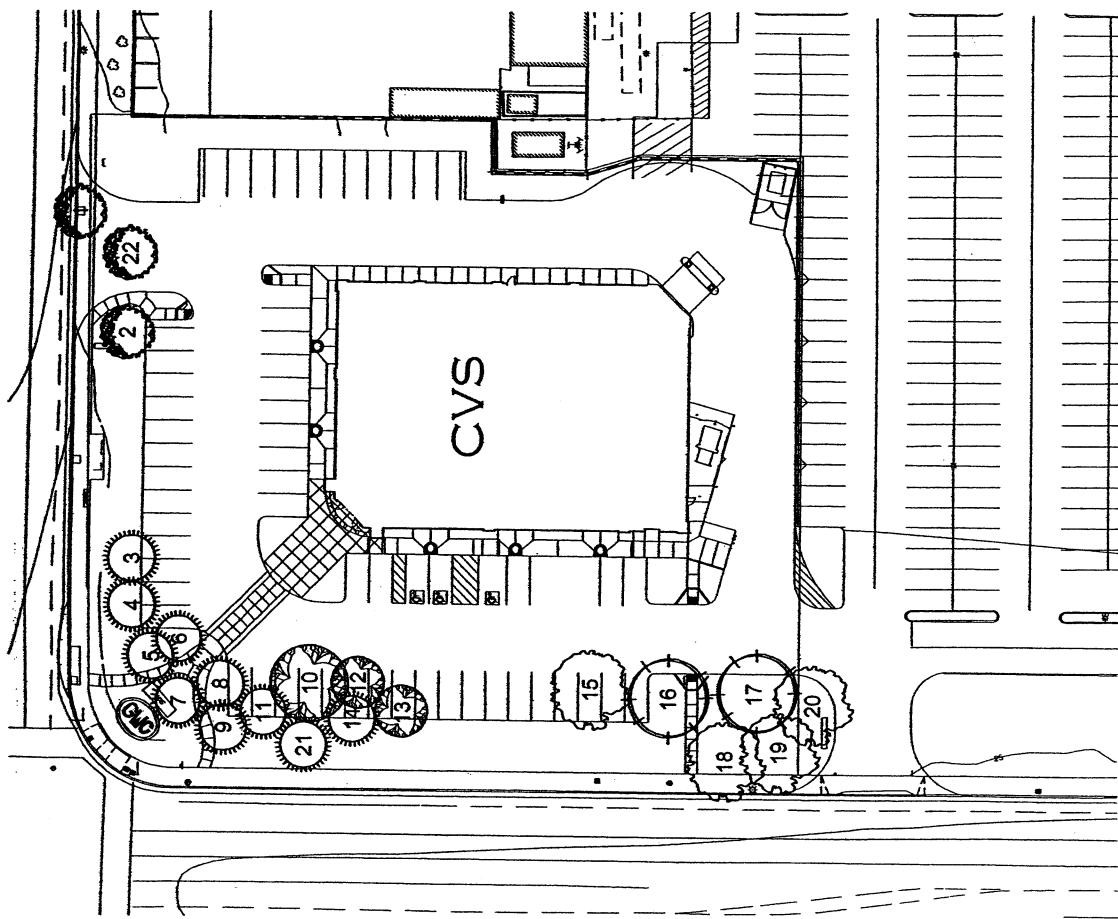


Tom Wilhelm
Director Development
KZ HOLDINGS, LLC

ATTACHMENT NO. 3.4

DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Tree Type	Approx trunk dia.	Approx Height and Spacing	Condition rating	Life expectancy	Proposed Plan
1.	Venadan box	10 inches at 4.5 feet above ground.	18 x 18 feet.	35% (poor)	5 to 10 more years.	remove
2.	Venadan box	15 inches at 4.0 feet	divided into 2 branch stems at about 5 feet above ground	55% (below average)	20-50 more years	protect in place
3.	Cherry Island pine	18 inches at 4.5 feet	60 x 18 feet.	70% (high average)	25-60 more years	protect in place
4.	Cherry Island pine	20.4 inches at 4.5 feet	80 x 18 feet.	60% (low average)	20-40 more years	protect in place
5.	Cherry Island pine	16.3 inches at 4.5 feet	70 x 16 feet.	60% (low average)	20-40 more years	existing located
6.	Cherry Island pine	16.7 inches at 4.2 feet	:65 x 20 feet	55% (below average)	15-30 more years	existing located
7.	Cherry Island pine	16.8 inches at 4.5 feet	70 x 18 feet.	55% (below average)	15-30 more years	existing located
8.	Cherry Island pine	9 inches at 4.5 feet	32 x 16 feet	35% (below average)	15-30 more years	existing located
9.	Cherry Island pine	12.8 inches at 4.5 feet	70 x 9 feet.	45% (below average)	15-25 more years	existing located
10.	Pink mahogany	27.5 inches at 4.2 feet	:70 x 30 feet	70% (high average)	40-80 more years	remove
11.	Cherry Island pine	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20-35 more years	existing located
12.	Pink mahogany	12 inches at 4.5 feet	:55 x 20 feet.	35% (poor)	10-20 more years	remove
13.	Pink mahogany	12.8 inches at 4.5 feet	30 x 18 feet	50% (below average)	20-40 more years	remove
14.	Cherry Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	existing located
15.	Lemon gum	22.5 inches at 4.5 feet	:75 x 10 feet.	75% (superior)	50-100 more years	remove
16.	Aleppo pine	19.3 inches at 4.5 feet	:55 x 23 feet	70% (high average)	30-60 more years	protect in place
17.	Aleppo pine	18 inches at 4.5 feet	:55 x 20 feet	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	:60 x 33 feet	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.7 inches at 4.5 feet	:70 x 35 feet	60% (average)	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	:70 x 25 feet	60% (average)	25-50 more years	protect in place
21.	Cherry Island pine	9 inches at 4.5 feet	:32 x 16 feet	55% (below average)	15-30 more years	protect in place
22.	Venadan box	10 inches at 4.5 feet above ground.	:18 x 18 feet	35% (poor)	5 to 10 more years	remove



RICK
ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

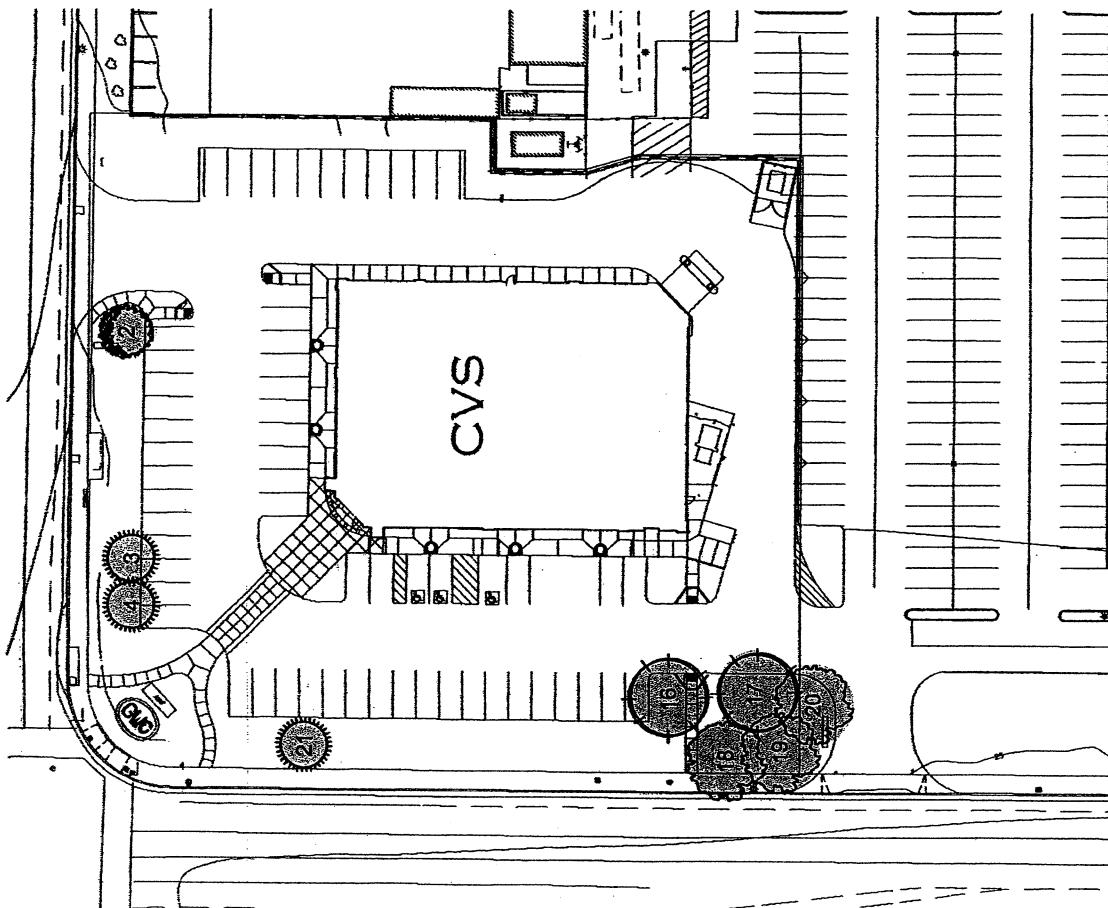
EXISTING TREES (22 TOTAL ON-SITE)

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.1

DESCRIPTION OF TREES: SIZE AND CONDITION

Tree # / Tree Type	Approx trunk size:	Approx Height and Spread	Condition rating	Life expectancy	Proposed Plan
1. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
2. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
3. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
4. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
5. <i>Cany Island pine</i>	16.3 inches at 4.5 feet	70 x 15 feet.	60% (low average)	20-40 more years	existing trees to be existing retained
6. <i>Cany Island pine</i>	16.7 inches at 4.5 feet	55 x 20 feet.	55% (below average)	15-30 more years	existing retained
7. <i>Cany Island pine</i>	16.8 inches at 4.5 feet	70 x 15 feet.	55% (below average)	15-30 more years	existing retained
8. <i>Cany Island pine</i>	19 inches at 4.5 feet	32 x 16 feet.	55% (below average)	15-30 more years	existing retained
9. <i>Cany Island pine</i>	12.8 inches at 4.5 feet	70 x 9 feet.	65% (below average)	15-25 more years	existing retained
10. <i>White spruce</i>	22.5 inches at 4.5 feet	70 x 20 feet.	70% (high average)	40-60 more years.	remove
11. <i>Cany Island pine</i>	13.1 inches at 4.5 feet	48 x 17 feet.	55% (below average)	20-35 more years.	existing retained
12. <i>White spruce</i>	12 inches at 4.5 feet	55 x 20 feet.	35% (poor)	10-20 more years	remove
13. <i>White spruce</i>	12.3 inches at 4.5 feet	50 x 18 feet.	50% (below average)	20-40 more years	remove
14. <i>Cany Island pine</i>	5 inches at 4.5 feet	32 x 16 feet.	55% (below average)	15-30 more years	existing retained
15. <i>Lemon sum.</i>	23.3 inches at 4.5 feet	75 x 60 feet.	75% (superior)	50-100 more years	remove
16. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
17. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
18. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
19. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
20. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
21. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove
22. <i>Various trees</i>	10 inches at 4.5 feet above ground.	18 x 18 feet.	25% (poor)	5 to 10 more years.	remove



RICK
ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

CVS - HUNTINGTON BEACH

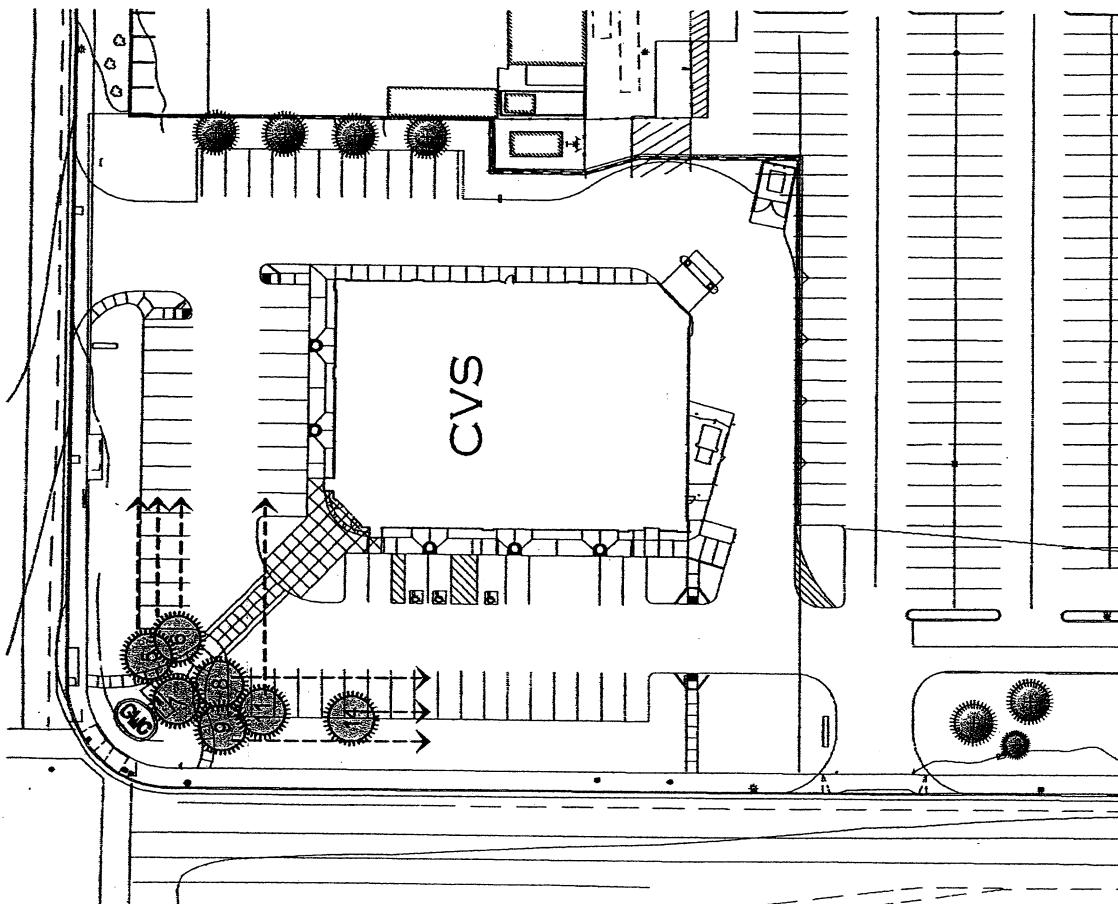
EXISTING TREES TO REMAIN (PROTECTED-IN-PLACE) -- (9) TOTAL

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.2

DESCRIPTION OF TREES, SIZE AND CONDITION

Tree #	Tree Type	Approx trunk size	Approx height and spread	Condition rating	Life expectancy	Proposed Plan
1.	Vermilion box	10 inches at 1.5 feet above ground.	18 x 18 feet. (divided into 5 branch stems)	55% (green)	5 to 10 more years. remove	
2.	Vermilion box	13 inches at 4.0 feet	about 5 feet above ground	55% (below average)	20-50 more years protect in place	
3.	Cypress Island pine	18 inches at 3.5 feet	60 x 18 feet.	70% (high average)	25-40 more years protect in place	
4.	Cypress Island pine	20.4 inches at 4.5 feet	60 x 18 feet.	60% (low average)	20-40 more years protect in place	
5.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
6.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
7.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
8.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
9.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
10.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
11.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
12.	Palms	10 inches at 1.5 feet	70 x 30 feet	70% (high average)	40-60 more years remove	
13.	Pink ipe lumber	12.8 inches at 1.5 feet	50 x 18 feet	50% (below average)	10-20 more years remove	
14.	Pink ipe lumber	12.8 inches at 1.5 feet	50 x 18 feet	50% (below average)	10-20 more years remove	
15.	Lemon gum	12.4 inches at 1.5 feet	72 x 60 feet	75% (superior)	50-100 more years remove	
16.	Aleppo pine	13.3 inches at 1.5 feet	55 x 23 feet	70% (high average)	20-60 more years remove	
17.	Aleppo pine	18 inches at 1.5 feet	55 x 30 feet	70% (high average)	20-60 more years remove	
18.	Lemon gum	14.5 inches at 1.5 feet	60 x 33 feet	50% (below average)	20-40 more years remove	
19.	Lemon gum	22.7 inches at 1.5 feet	70 x 35 feet	60% (average)	25-50 more years protect in place	
20.	Lemon gum	15.9 inches at 1.5 feet	70 x 25 feet	60% (average)	25-50 more years protect in place	
21.	Cypress Island pine	19 inches at 1.5 feet	72 x 16 feet	35% (below average)	15-40 more years protect in place	
22.	Vermilion box	10 inches at 1.5 feet above ground.	18 x 18 feet	35% (green)	5 to 10 more years remove	



RICK CVS - HUNTINGTON BEACH

EXISTING TREES TO RE-LOCATE (7 TOTAL)

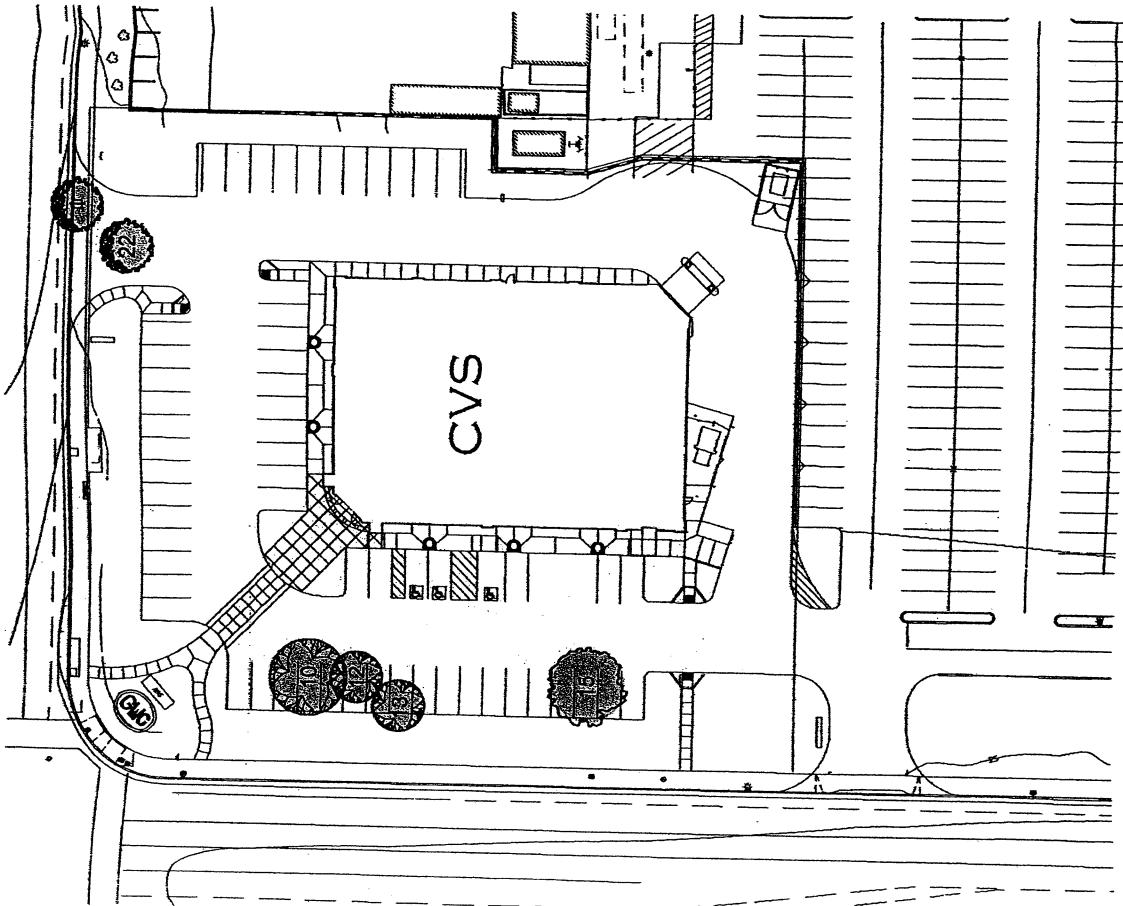
RICK
ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.3

DESCRIPTION OF TREES: SIZE AND CONDITION

Tree #	Type	Approx. trunk size	Approx Height and Spread	Condition rating	Life Expectancy	Proposed Plan
1.	Canyon Island pine	13 inches at 4.5 feet	14' divided into 5 branch stems is about 5 feet above ground	55% (below average)	20-30 more years	protect in place
2.	Veteran box	13 inches at 4.0 feet	60-70, 18 feet	70% (high average)	25-30 more years	protect in place
3.	Canyon Island pine	18 inches at 4.5 feet				
4.	Canyon Island pine	20.4 inches at 4.5 feet	60 x 18 feet	60% (on average)	20-40 more years	protect in place
5.	Canyon Island pine	16.5 inches at 4.5 feet	70 x 16 feet	60% (on average)	20-40 more years	existing relocatd
6.	Canyon Island pine	16.7 inches at 4.5 feet	65 x 20 feet	55% (below average)	15-30 more years	existing relocatd
7.	Canyon Island pine	16.8 inches at 4.5 feet	70 x 18 feet	55% (below average)	15-30 more years	existing relocatd
8.	Canyon Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	existing relocatd
9.	Canyon Island pine	12.8 inches at 4.5 feet	70 x 9 feet	45% (below average)	15-25 more years	existing relocatd
10.	Canyon Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	10-35 more years	existing relocatd
11.	Canyon Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	10-35 more years	existing relocatd
12.	Canyon Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	10-35 more years	existing relocatd
13.	Canyon Island pine	13.1 inches at 4.5 feet	48 x 17 feet	55% (below average)	10-35 more years	existing relocatd
14.	Canyon Island pine	9 inches at 4.5 feet	22 x 16 feet	55% (below average)	15-30 more years	existing relocatd
15.	Neopom pine	19.3 inches at 4.5 feet	55 x 23 feet	70% (high average)	30-60 more years	protect in place
16.	Neopom pine	19 inches at 4.5 feet	55 x 30 feet	70% (high average)	30-60 more years	protect in place
17.	Neopom pine	19 inches at 4.5 feet	55 x 30 feet	70% (high average)	30-60 more years	protect in place
18.	Lemon gum	18.5 inches at 4.5 feet	60 x 33 feet	50% (below average)	20-40 more years	protect in place
19.	Lemon gum	22.2 inches at 4.5 feet	70 x 35 feet	60% (average)	25-50 more years	protect in place
20.	Lemon gum	19.9 inches at 4.5 feet	70 x 25 feet	60% (average)	25-50 more years	protect in place
21.	Canyon Island pine	9 inches at 4.5 feet	32 x 16 feet	55% (below average)	15-30 more years	protect in place
					25% (below average)	8-10 more years remove



CVS - HUNTINGTON BEACH

EXISTING TREES TO REMOVE (6 TOTAL)

RICK
ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

GRAPHIC IS NOT SCALE

ATTACHMENT NO. 44

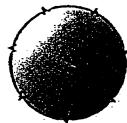
PLANT LEGEND:



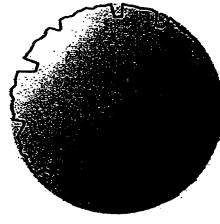
PALM TREES SUCH AS (18' BTW MIN):
SYAGRUS ROMANZOFFIANUM / QUEEN PALM



FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)
CERCIS OCCIDENTALIS / WESTERN REDBUD
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE



ACCENT SHADE TREE SUCH AS: (36" BOX)
BAUHINIA X BLAKEANA / HONG KONG ORCHID
BAUHINIA VARIEGATE / PURPLE ORCHID
MELALEUCA QUINQUINERVA / PAPERBARK
CALODENDRUM CAPENSE / CAPE CHESTNUT
EUCALYPTUS TORQUATA / CORAL GUM



SHADE TREES (TO MATCH EXTG.)
SUCH AS (36" BOX):

EUCALYPTUS CITRIODORA / LEMON SCENTED GUM
EUCALYPTUS SIDERRYXON / PINK IRONBARK
PINUS CANARIENSIS / CANARY ISLAND PINE



NEW TREES (27 PROPOSED)

CVS - HUNTINGTON BEACH

RICK
ENGINEERING COMPANY
LANDSCAPE ARCHITECTURE DIVISION

GRAPHIC IS NOT TO SCALE

ATTACHMENT NO. 4.5

Attachment No. 5

Summary of Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measure	Level of Significance After Mitigation
1	The proposed project would have the potential to significantly impact the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Potentially Significant	<ol style="list-style-type: none">1. Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.2. Nesting habitat for protected or sensitive species:<ol style="list-style-type: none">a. Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible.b. Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.	Less than Significant

Attachment No. 5

Summary of Mitigation Measures

		c. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.
2	<i>Biological Resources</i>	Potentially Significant 1. For the trees to be removed, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements. 2. For the trees to be relocated, the Arborist's Report shall be revised to include the following: a. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department. b. The detailed specifications and procedures for the translocation of the identified trees as outlined by Darrell W. Simpson from Great Scott Tree Service Inc. in the letters dated June 4, 2008 and June 5, 2008. c. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the event that any tree is not surviving, it shall be replaced with the same type and size of tree. d. A letter from the developer stating that the recommendations of the Consulting Arborist will be followed.
3	<i>Aesthetics</i>	Potentially Significant The proposed project would have the potential to significantly impact local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

ATTACHMENT NO. 5.2

Summary of Mitigation Measures

		Potentially Significant	Less than Significant
4	Traffic/Transportation Result in inadequate parking capacity	The applicant shall submit a Parking Demand Study, prepared by a licensed Traffic Engineer, to confirm that the parking demand for the proposed project would not be greater than the number of spaces currently proposed. At a minimum, the study shall include a survey of the parking demand at three CVS Pharmacy locations in Orange County during peak hour weekday and weekend times. If the Parking Demand Study does not confirm a parking demand of no greater than 64 spaces, then the applicant should evaluate providing more parking spaces on site and/or reduce the building size accordingly.	